

Justin Young

Flower Cottage, Burnetts Lane, West End, SO30 2HH

Eastleigh Borough Council

Case Officer: Gregg Chapman

Date: 11 January 2026

Ref: RM/25/100575 – Plots 229 and 230

Objection to Planning Application RM/25/100575 – Plots 229 and 230

Dear Mr Chapman,

I am writing to object to the above planning application, specifically plots 229 and 230, on the following grounds.

1) Overbearing and Loss of Amenity

The proposed dwellings are sited approximately 18–22 metres from our property (Flower Cottage) and its gardens. At this proximity, the height, bulk and massing would create an oppressive sense of enclosure and would dominate the outlook from our principal living spaces and garden areas. This harm conflicts with Policy DM1 (General Criteria for New Development) of the Eastleigh Borough Local Plan 2016–2036, which requires development to protect the amenity of existing residents and to be compatible with adjoining buildings in terms of mass, scale, materials, layout and siting. It also conflicts with the Quality Places SPD guidance that new development should avoid overdominant relationships and respect neighbouring amenity through appropriate scale and layout.

2) Overlooking and Loss of Privacy

Upper-floor windows in plot 230 would directly overlook our main living rooms and gardens, resulting in a marked loss of privacy. Policy DM1 requires that new development safeguards residential amenities, including privacy, and is compatible with adjoining uses; the Quality Places SPD reinforces the need for appropriate separation distances, window orientation and screening to prevent harmful overlooking. Where separation is below typical local design expectations, the SPD anticipates design responses such as repositioned openings, obscure glazing, or increased setbacks to mitigate harm—measures that are not currently provided.

3) Light, Outlook and Sense of Enclosure

The proximity and massing of plot 229, together with the proposed dark external materials to plot 230, will reduce daylight to our living rooms and increase the feeling of enclosure, contrary to the

Local Plan's requirement to protect residential amenity and the SPD's direction to maintain adequate light and outlook and to avoid oppressive boundary relationships. In combination, the siting and materials are likely to erode the quality of internal and external amenity, which the SPD seeks to protect through good fenestration design, orientation, and sensitive material choices.

4) Inaccuracies in Submitted Plans

The plans misplot the position of our garage, which appears c. 22 metres SSW of the building shown. This error undermines the assessment of visual impact, privacy and enclosure relative to Flower Cottage and should be corrected to enable an accurate determination against DM1 and Quality Places principles on context, layout and amenity.

Requested Amendments / Conditions

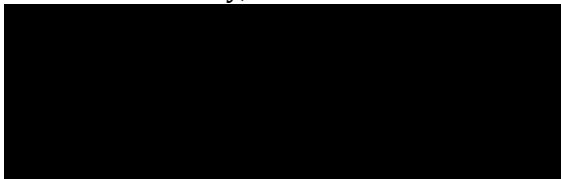
To bring the scheme into line with Policy DM1 and the Quality Places SPD, we request that the Council require one or more of the following amendments before permission is granted:

- Increase separation distances between facing elevations and our boundary to reduce overbearing and overlooking impacts.
- Reposition or re-orientate upper-floor windows (or use obscure glazing / high-level cills) to protect privacy.
- Reduce height and/or bulk (e.g., hipped roofs, stepped massing) to lessen sense of enclosure.
- Introduce robust, long-term screening/landscaping that does not rely solely on the existing conifer hedge (whose continued health is not guaranteed).
- Consider lighter, less visually dominant materials to reduce perceived enclosure and daylight loss.

Conclusion

While I recognize the need for new housing, the current proposals for plots 229 and 230 would cause overbearing, overlooking, and loss of amenity to Flower Cottage, contrary to Policy DM1 and the Quality Places SPD. I respectfully request that the application is amended to address these harms, or refused if satisfactory mitigation cannot be secured.

Yours faithfully,



Attachments:

1 – Location of buildings on Flower Cottage plot